

TRANSFER

TAX

PAID

43-261

WARRANTY DEED

THIS WARRANTY DEED, made this October 19, 1991 by Marjorie E. Frost of Waterville, Maine of Waterville, County of Kennebec, State of Maine to Harold R. Laws and Janet E. Laws of 320 Evergreen Drive, Waterville, County of Kennebec, State of Maine.

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Marjorie E. Frost, in consideration of one dollar (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does *give, grant, bargain, sell and convey* unto Harold R. Laws and Janet E. Laws, husband and wife, their heirs, successors and assigns, the following described premises located at 7 Marston Court, so called, in the City of Waterville:

Beginning at an iron rod driven in the ground on the easterly line of Marston Court; thence easterly in a line which is six and one-half (6 1/2) feet northerly of the northerly wall of the foundation of the dwelling on the premises herein described, said line being the southerly line of land formerly of Howard C. Morse, one hundred fifty (150) feet, more or less, to land formerly owned by one Morin; thence southerly on the easterly line of said land formerly of said Morin sixty-three (63) feet to land of said Morse; thence westerly on the northerly line of land formerly of said Morse one hundred fifty (150) feet, more or less to the easterly line of Marston Court; thence northerly on the easterly line of said Marston Court sixty-three (63) feet to the point of beginning.


Meaning and intending to describe and convey the same premises conveyed to the grantors herein by personal representative's deed given by Harold D. Frost, Jr. personal representative of the estate of my late husband Harold D. Frost, Sr. of even date to be recorded herewith.


To have and to hold the above-described property, together with all the privileges and appurtenances thereunto belonging, including all rights, easements, privileges and appurtenances belonging to the Unit, unto Buyer and Buyer's heirs, successors and assigns, forever. And Marjorie E. Frost, and their heirs, executors and administrators, hereby *covenants* with Harold R. Laws and Janet E. Laws, her heirs, successors and assigns, that Seller is lawfully seized in fee simple of the above-described premises; that Seller have a good right to convey such premises; that the premises are free from all encumbrances, except as listed (list any encumbrances); Such easements of record as may exist in favor of Central Maine Power Company recorded in Book 2414, Page 321 and Waterville Sewerage District as recorded in Book 3924, Page 213.

That Seller and her heirs, executors and administrators will forever **warrant and defend** all of the above-described property to Buyer, Buyer's heirs, successors and assigns, against every person lawfully claiming the same or any part thereof;

Witness my hand on this October 19, 1991.

Witness:

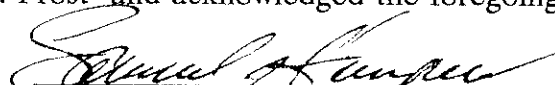
 (SEAL)


Marjorie E. Frost

ACKNOWLEDGEMENT

Personally appeared the above named Marjorie E. Frost and acknowledged the foregoing instrument to be their free act and deed.

Date: 10/19/91


Samuel J. Humpert, Notary Public

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